

## What is the Community Stabilization and Fair Rent Act?

The City of Mountain View implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure (Measure V, 2016), to stabilize the community by reducing rental housing turnover in certain rental units.

## What units are covered?



Most multi-family rental properties built before December 23, 2016 are either fully or partially covered by the CSFRA.

### Fully Covered

- Built before 1995
- 3 or more units
- Not a government or subsidized rental unit

### Partially Covered

- Built between 1995 and 2017
- 3 or more units
- Not a government or subsidized rental unit

To check if your multi-family rental property is covered by the CSFRA, use the map tool provided by the City of Mountain View at [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

## Mountain View Housing Helpline



**Phone:** (650) 282-2514



**Email:** [csfra@housing.org](mailto:csfra@housing.org)



**Address:** 500 Castro Street,  
Mountain View, CA 94041



### Walk-in Office Hours

Thursdays  
12:00 p.m. to 2:00 p.m.  
City Hall, 1<sup>st</sup> Floor  
Public Works Front  
Conference Room



### CSFRA Workshops

1<sup>st</sup> and 3<sup>rd</sup> Fridays  
1:00 p.m. to 3:00 p.m.  
City Hall, 2<sup>nd</sup> Floor  
Plaza Conference  
Room



CITY OF MOUNTAIN VIEW

# Community Stabilization and Fair Rent Act Program



**City of Mountain View**  
[mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)



## What are the goals of the CSFRA?



### Stabilize Rents



### Provide Eviction Protections



### Ensure a Fair Rate of Return

## Stabilize Rents



- Landlords may raise the rents of **fully covered** units **once every 12 months**
- State law requires landlords to provide written notice of a rent increase
- Tenants may file a petition for 4 reasons:
  - Payment of rent in excess of lawful rent
  - Violation of health and safety or building codes
  - Reduction in services or maintenance
  - Undue tenant hardship
- Before filing a petition, tenants should **carefully review** instructions located on the website and in the petition form

## Provide Eviction Protections



- Both **fully** and **partially covered** units have eviction protections
- A tenancy can only be terminated for 9 specific reasons
- Termination Notices must state the reason a tenant is being evicted
- Landlords must:
  - Give a "Notice to Cease" before issuing certain terminations
  - File a copy of Termination Notices with the Rental Housing Committee
  - Offer relocation payments and a First Right of Return for eligible tenants for certain terminations

## Ensure a Fair Rate of Return



- Rents can be raised on **fully covered** units:
  - Once every 12 months
  - By a CPI percentage announced annually by the RHC
- Landlords may file a petition for upward adjustment of rent for 1 reason:
  - Ensure a fair and reasonable rate of return
- The petition process ensures a fair rate of return by maintaining **net operating income** for a property from year to year
- Before filing a petition, Landlords should **carefully review** instructions located on the website and in the petition form